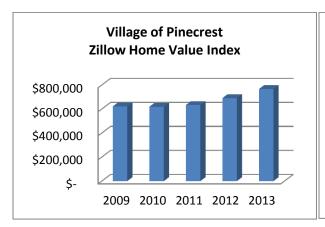
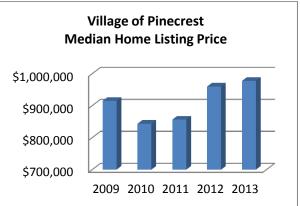
Village of Pinecrest

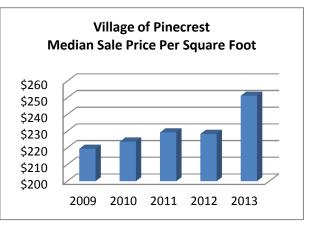
Residential Real Estate Trends

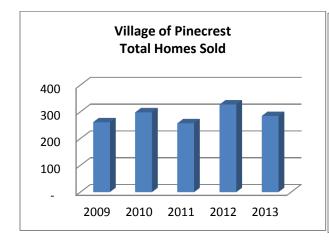
In addition to signs of economic recovery and stability in unemployment and spending, there are also signs that the Pinecrest real estate market is returning from its lows, which will bring an increase in economic growth in the years to come.

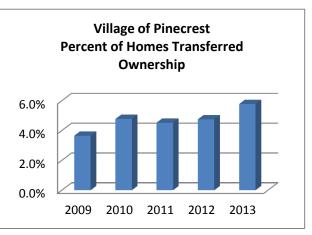








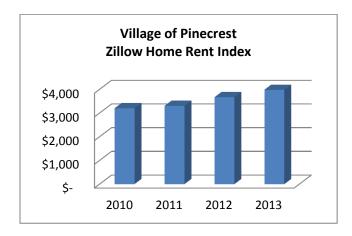


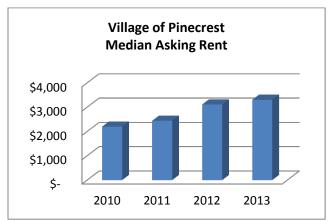


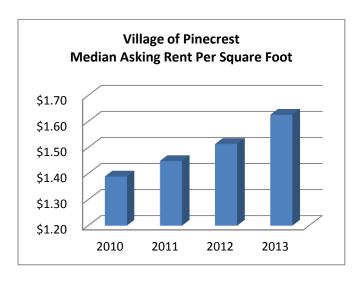
Listing prices continue to rise, and the sale to listing price ratio has risen steadily from 86% in 2009 to 93% in 2013. Median sales prices have increased significantly since 2011, and while they have not yet returned to pre-recession levels, the median price per square foot has

increase significantly, indication the value the buyers place on residential real estate in Pinecrest. The residential real estate trends indicate that Pinecrest is a community that people don't want to leave.

While Pinecrest has high residential occupancy at 97.25%, 20% of the occupied units are renter-occupied. The residential rental market, with significantly limited supply, demonstrates the same strength and desirability as the home ownership market:







Village of Pinecrest Commercial Site Directory

Commercial property transactions in Pinecrest have increased since the economic downturn, but while they have not yet returned to pre-recession levels, there is significant value and opportunity available.

Total commercial property sales	
2007	16
2008	1
2009	0
2010	1
2011	0
2012	10
2013 year-to-date (July)	4

Retail property in 2013 has sold for an average of \$271 per square foot, and office property has sold for approximately \$200 per square foot.

For Sale

There are two significant properties currently listed for sale in Pinecrest:

10175 South Dixie Highway 14,000 Square FeetPrice Not Disclosed
14,000 S.F. Free Standing Building, Owner Occupied. Already divided into 5 separate leasable bays with separate bathrooms and HVAC. Existing owner/occupant will lease back or relocate.

SW 152nd Street 5 Acres \$825,000

Ideal for Exclusive Residential Development.

For Lease

Additional Commercial and Business Opportunities are available for Lease:

12651 South Dixie Highway 172-2,606 SqFt \$23.50-45.35 SF/Yr

Eight spaces available in a Four-story professional office building with Full Suites and Executive Suites in Pinecrest. Executive Suites from \$650/month! Ideal for professional and medical uses. On-site management. Free surface and rooftop parking.

 12475 South Dixie Highway
 1,015-5,644 SqFt
 \$30-45 SF/Yr

 12505 South Dixie Highway
 1,062-4,835 SqFt
 \$35-40 SF/Yr

Pinecrest Village Plaza, formerly named Blockbuster Plaza, is a 32,000 SF neighborhood retail center located in the heart of Pinecrest. The property consists of two retail buildings, a free standing 12,264 SF building and a 19,547 SF L-shaped building. There is a large pylon sign located on South Dixie Highway for tenants to place their names which is easily seen by the over 75,000 vehicles that pass the center each day.

12301 South Dixie Highway 22,000 SqFt \$60 SF/Yr

DRAFT RMA/BusinessFlareTM

Prime corner location in the heart of South Florida's best demographics

12677 South Dixie Highway

750-7,997 SqFt

\$27-35 SF/Yr

Mixed Use Office/Retail complex situated at lighted intersection along S. Dixie Highway. Caters to high end Pinecrest community. Excellent access and parking. Great existing restaurants and retail users.

10205 South Dixie Highway

979-1,279 SqFt

\$25-38 SF/Yr

Pinecrest Retail Center Space located off of South Dixie Highway in North Pinecrest. An excellent location for someone looking to increase volume and exposure for their business. Current Tenants in the center include Anthony's Coal Fired Pizza and Concentra Urgent Care.

10175 South Dixie Highway

5,600 SaFt

\$60 SF/Yr

2,300-5,600 S.F. end cap space of 14,000 S.F. building

9459 South Dixie Highway

4,537-5,079 SqFt

Negotiable

Dadeland Plaza located in Pinecrest, FL is a 72,769 SF retail shopping center and is home to Five Guys Burgers, Yogurtland, Giraffas, Learning Express, Evos, HSBC, H&R Block, For Eyes, Planet Beach, Dry Clean USA, Roasters & Toasters. The center offers PRIME RETAIL LOCATIONS with excellent visibility from US-1 across from the Datran Center.

11801 South Dixie Highway

5,312 SqFt

\$20 SF/Yr

Frontage to US-1 means there is great exposure.

12035 South Dixie Highway

1,295 SqFt

Negotiable

Great office / retail opportunity located on US1 (85,000 vehicles per day) with direct signage visibility. Neighboring national brands include Best Buy, Pet Supermarket, and Whole Foods. The ground-floor space presents an attractive alternative to a standard high-rise office lease, and provides quicker ingress and egress for your customers.

11325 South Dixie Highway

672-8,208 SqFt

Negotiable

Located on heavily traveled US-1 and between two landmark regional malls, Dadeland Mall and The Falls. Suniland shows outstanding performance, with several tenants reporting significantly above-average sales. Servicing some of the county's most affluent neighborhoods, such as Pinecrest and Palmetto Bay

9069 South Dixie Highway

1,300-2,613 SqFt

\$60 SF/Yr

Shoppes of Pinecrest is a retail center with an exceptional location, facing South Dixie Highway (US 1) and servicing the exclusive residential area of Pinecrest. Built in 2000, the center is well-maintained and was recently updated with new canopies, parking lot resurfacing and re-striping. The Shoppes of Pinecrest, a 12,271-square-foot retail shopping center located in Pinecrest, FL. The site is anchored by Starbucks and T-Mobile and includes Great Florida Bank and Cold Stone Creamery.

For more information on these commercial opportunities please visit:

Properties for Sale:

http://reporting.loopnet.com/report/cb3b906e-940c-485c-9529-aceab3da9f5d

Properties For Lease:

http://reporting.loopnet.com/report/688ee428-bf16-4b63-8e1b-0b8de80f9998

Business Opportunities

Currently, one business is listed for sale:

There is a Bagel/Deli for sale because the owner is ready to retire. The facility is a 3,500 sq. ft. location that the owner represents is brand new including the build-out and the FF&E. Asking Price is \$975,000. The business is reported to have gross income of \$2,000,000, 15-20 employees, and FF&E valued at \$450,000. Cashflow and profit margin have not been disclosed. ///For more information please contact Steve Schatzberg at 954-263-3025///